

073.0

0002

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
981,600 / 981,600

APPRAISED:

981,600 / 981,600

USE VALUE:

981,600 / 981,600

ASSESSED:

981,600 / 981,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MEZER HARRY C & ELEANOR P/TRS	
Owner 2: HARRY C MEZER TRUST	
Owner 3: ELEANOR MEZER TRUST	

Street 1: 86 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MEZER HARRY C & ELEANOR P -

Owner 2: -

Street 1: 86 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 14,211 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2616 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

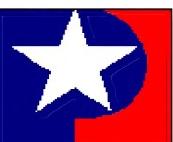
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14211		Sq. Ft.	Site		0	70.	0.60	12									592,435						592,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							46239
GIS Ref							
GIS Ref							
Insp Date							10/09/18



Patriot
Properties Inc.

!6147!

USER DEFINED

Prior Id # 1:	46239
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:57:16
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,700	500	14,211.	592,400	981,600	981,600	Year End Roll	12/18/2019
2019	101	FV	288,100	0	14,211.	550,100	838,200	838,200	Year End Roll	1/3/2019
2018	101	FV	288,100	0	14,211.	550,100	838,200	838,200	Year End Roll	12/20/2017
2017	101	FV	288,100	0	14,211.	482,400	770,500	770,500	Year End Roll	1/3/2017
2016	101	FV	288,100	0	14,211.	440,100	728,200	728,200	Year End	1/4/2016
2015	101	FV	281,100	0	14,211.	389,300	670,400	670,400	Year End Roll	12/11/2014
2014	101	FV	281,100	0	14,211.	368,200	649,300	649,300	Year End Roll	12/16/2013
2013	101	FV	281,100	0	14,211.	350,400	631,500	631,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEZER HARRY C &	71187-269	1	6/21/2018	Convenience		1	No	No	
	13440-675		5/1/1978		56,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2017	327	Redo Bat	15,000	C				replace tub with s

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Meas/Inspect	345	PATRIOT
4/17/2000	Inspected	264	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1949
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	1 - Drywall
Sec Int Wall:	50 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	Yes
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

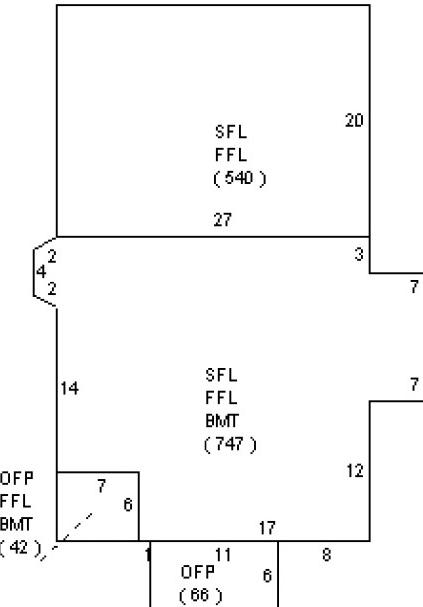
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	4x8	A	AV	2015	16.00	T	5	101			500			500
2	Frame Shed	D	Y	1	4x5	A	AV	1970	0.00	T	39.2	101						

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

PDAS BMT IN LEDGE. OF=2ND SINK IN MBATH.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRS: 4 Baths: 1 HB: 1	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	18.6	%	

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.05137610
Const Adj.:	0.98598063
Adj \$ / SQ:	129.580
Other Features:	104441
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477476
Depreciation:	88811
Depreciated Total:	388666

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

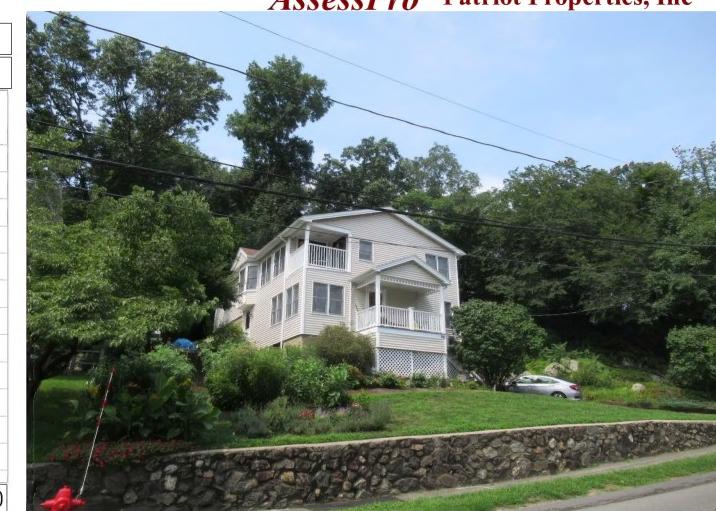
Juris. Factor:		Before Depr:	129.58
Special Features:	0	Val/Su Net:	110.65
Final Total:	388700	Val/Su SzAd:	148.59

PARCEL ID

073.0-0002-0006.A

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,329	129.580	172,211						
SFL	Second Floor	1,287	129.580	166,769						
BMT	Basement	789	38.870	30,671						
OFF	Open Porch	108	31.330	3,384						
	Net Sketched Area:	3,513		373,035						
	Size Ad	2616	Gross Are	3513	FinArea	2616				

IMAGE

AssessPro Patriot Properties, Inc